WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 10991 PG 583
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Sharon Cranford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sharon Cranford (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 42-8
721 Heritage Drive (ADDRESS)	P.O. Box 10212 (ADDRESS)	PARCEL 29
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0210 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ma. Luisa B. Sepe, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon Cranford and Carrie Cranford, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Heritage Village, Section Three, as of record in Plat Book 5800, page 214, Register's Office for Davidson County, Tennesse, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ma. Luisa B. Sepe, married, by deed from Mark A. Gregory and wife, Valerie R. Gregory, of record in Book 8880, page 624, of said Register's Office.

This conveyance is subject to the 1998 Davidson County Taxes, a lien, not yet due and payable. Restrictive Covenants of record in Book 6076, page 65, amended in Book 6290, page 257; Easements of record in Book 2493, page 166; Book 3573, page 343; Restrictions of record in Book 4424, page 740, and all other matters shown on the plan of record in Book 5800, page 214, Register's Office for Davidson County, Tennessee.

Danilo Sepe ex-spouse of Ma. Luisa B. Sept, joins in the conveyance of this instrument for the express purpose of relinquishing any and all marital rights which he might have in and to the above described property by virtue of his marriage to Ma. Luisa B. Sepe

This instrument executed on behalf of Danilo Sepe by Ma. Luisa B. Sepe, pursuant to a Power of Attorney being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 721 Heritage Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of June 19 98

Ma. Luisa Sepe
Ma. Luisa B. Sepe

DANILO SEPE by Ma. Luisa Sepe his Attorney-in-fact
Danilo Sepe, by Ma. Luisa B. Sepe, his attorney-in-fact

BOOK 10991 PG 884

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ma. Luisa B. Sepe, unmarried

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of June 19 98.

Commission expires 3/21/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

STATE OF TENNESSEE

5550 06/25 0101 03CHECK 404.90

COUNTY OF WILLIAMSON

On this 22nd day of June, 1998, before me personally appeared Ma. Luisa B. Sepe, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument on behalf of Danilo Sepe, and acknowledged that she executed the same as the free act and deed of the said Danilo Sepe.

NOTARY PUBLIC

My Commission Expires:

3/21/2001

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

0145491

IDENTIF. ▲ REFERENCE

98 JUN 25 AM 11:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10991 PG 885

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
107000.00
CON TX 395.90
PRFEE 1.00
WDEED 8.00
TOTAL 404.90
CHECK 404.90

06/25/98 01 11:33 0001 5550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454941 IDENTIF. ↑ REFERENCE

98 JUN 25 AM 11:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311358